### THE UNITED STATES.

CUSSED.

A HISTORY OF THE UNITED STATES, For Schools, By John Fiske, Litt, D., Lil. D. Wish Topical Analysis, Suggestive Questions and Directions for Teachers by Frank Alpine Hill, Litt, D. Pp. xx., 474. Houghton, Mifflin & Co.

THE STORY OF THE CIVIL WAR. A Concise Account of the War in the United States of America, Between 181 and 1865, By John Codman Ropes, With Maps and Flans, Part I. To the Opening of the Campaigns of 1862, Pp. xiv. 274, G. P. Putnam's Sons.

THE UNITED STATES, Facts and Figures Einstrating the Physical Geography of the Country and Its Material Resources Supplement I. Population, Immigration, Irrigation, By J. D. Whitney, Pp. xxvii, 224, Lattle, Brown & Co.

JOHN BROWN AMONG THE QUAKERS AND

Professor Fiske's little book is adapted to other standing. The more important facts become in and four-footed creatures, beside changes in the recorded, and from the record the most voluminous historian has hitherto selected only a fact gether, simply because they attracted nobody's such material as he has he does not make out a abridge the list of facts still more, but they also parent continuity; and the individual reader, who may remember even less in quantity than the smallest written synopsis, is impelled to systematize the little that he retains. Thus, while it is not sure that any given theory of history is correct, some theory is indispensable. Given any well-worked-out and rational theory, and ments, become luminous and attractive. In this way the main purpose of history as a study is attained, which is the awakening of the mine and its cultivation by means of a logic which

may be less definite, but which is certainly broader than that of the sciences. The scholar who studies all the authorities field of what may be called secondary researchopinion of his own, he might be better off with this book, which in disputed matters is comparatively colorless, than with some more pretentious fessor Fiske has to say, but whether it is due to brevity in expression or to an intentional turn in thought would be hard to decide. For example, he says of John Brown that he "was a Connecticut man by birth, and a religious fanatic by na- If the people in the arid region or upon its verge ture, a curious compound of self-devotion and ruthlessness"; and the reader pauses for a moment to think over the exact purport of the allusion to Connecticut in these balanced phrases. For the sake of brevity, too, Brown's invasion of Virginia is described as "an insane piece of folly, But this is not to judge Brown as every man has a right to be judged, namely, by the view which he himself soberly in the conditions that surrounded him took of his plans. The paper which gives a title to Mr. Richman's thoroughly original contributions to history shows that Brown cannot be measured by the usual standds and that he gauged more accurately that he seemed to the real feeling in the North against slavery. It required more than his death, more than the death of many like him, to bring that slap in the face at Fort Sumter, it flamed out hotly enough. Mr. Richman tells a story that has been missed by others interested in Brown's career. It relates to Brown's sojourn in Fremont and Cedar counties, Iowa, at intervals between the autumn of 1856 and the spring of 1859. The village of Springdale, in Cedar County, was inhabited by Quakers, and they all sympathized with Brown on the slavery question and on the score of his operations in Kansas. Here he found a refuge, as well as at Tabor, Fremont County, where he was among people whose idea man's paper shows that Brown had thought upon his Virginia plan as early as 1857, and it indicates that he had taken for his model in warfare the Italian leader, Garibaldi. When he made the acquaintance of an Anglo-Italian Hugh Forbes, who had served under Garibaldi and had written a manual for guerilla warfare, he lost no time in hiring him as a drill-master. He then meant to secure as formidable a force complish this slowly. Men as willing as himself to give up their lives in order to shake the slaveholding power were only to be found here and get such a force as he aimed at, but the small group of men whom he gathered in the unknown village of Springdale was a remarkable one Most of them followed him later to Harper's Ferry. It was to his humble friends in Springhe first disclosed his plan, and among them his words showed that he had coolly estimated the value of his own life and had come to the conclusion that he could open the straggle which ably useless for the ordinary purposes of civil and National life. But he knew his power to rouse the Nation, to bring it face to face with its own future, and he put forth this power with a clear sense of the conditions under which it would be most effective. His death in Kansas would have been recorded without a second thought, but in Virginia it meant a revolution. It seems as if Professor Fiske in his allusion to tion. Only those who honestly think that the war of 1861 might have been averted can rightly speak of Brown as insanely foolish. Those who think of it as an unavoidable step in the evolution of the Nation mean in effect the same thing that Brown meant, though he expressed his thoughts in a religious dialect, accented by the

explosions of a Sharp's rifle. That the war was inevitable is a clear inference from the dispassionate summary of the relative positions of the parties to it when it began given by Mr. Ropes. His aim is to keep his readers in mind of the views held by aides. Aside from the question of slavery, there were fatal differences in the way the Federal ively. The former had cultivated the idea that the States were in fact separate nations, though as a matter of fact it never acted upon its belief. Instead of standing as independent powers the seceding States only repudiated one Federal system to form another. National property was transferred to the Confederate Government. All this was done before Fort Sumter was fired upon, that is, before war was begun. The North held that the Nation was one, not many, but it did

not maintain its belief in very logical fashion. If one asks when the States were separate powers the answer is plain that they never acted as VARIOUS PHASES OF NATIONAL LIFE DIS- such. The original thirteen colonies were separate from each other, but owned a common allegiance to England. When they threw of that allegiance and declared war they did so not in thirteen different documents, but in one document, as the United States of America. When the Revolution ended the treaty of peace was made not in the name of the States, but in that of the United States. If the Civil War had ended with defeat for the North the resultant division would have produced two nations and no more. to the Rebellion is complete, and there is not a link in it due to the so-called sovereignty of the JOHN BROWN AMONG THE QUAKERS AND OTHER SKETCHES. By Irving B. Richman. Pp. 239. The Historical Department of Iowa. Des Moines. States. Not a publicist in the world outside of the the eleven secoding States would have dreamed federacy each of its States had acquired the right signed. The text in itself contains as much as most small histories of the United States. But uses besides those for which it is mainly de- tion was established as the result of the Revolumost small histories of the United States. But limits of the United States in 1861." If South most small histories of the United States. But the apparatus for the use of teachers furnishes memoranda systematically arranged not to be despised by an experienced reader in search of the Conference of the Co directions for topical study and of books to be ate Government. From the outset the war took studied. In this matter he has had the assist- the form not of coercion against individual ance of Dr. Hill, to whom, as to Professor Fiske, States, but of an aggressive effort to suppress a written history presents itself not merely as rival government. Mr. Ropes does not hesitate comething to be committed to memory, but as the to call it a war of conquest. The word is disarecord of development, a chain of causes and greeable, but it will be well to consider its proeffects, appealing to the reason and the under- priety coolly and deliberately, especially when the country has got along far enough to discuss this view of the matter the centres about which without heat the history of the reconstruction gather those of less significance. The memory, period. Having placed the two parties in the reappealed to indirectly by investigation which spective positions which they honestly mainrouses the whole mind, eagerly seizes and retains tained, Mr. Ropes proceeds to the study of the what it would have merely taken up as a burden actual events of the war as they occurred. His under ordinary conditions. The history of a estimate of McClellan, masterly as an organizer, nation, if fully told, would comprise the doings of but weak almost to incapacity as a commander every human being and not a few of the winged in the field, is not novel, but it is sustained by minute examination of the records. In reviewing inanimate things, within its borders. Out of the preparations of McClellan for his Peninsular these infinite details comparatively few are ever project Mr. Ropes points out a curious error by which, in estimating the forces to be left at Washington, the Commander-in-Chief counted here and there. These few facts he must arrange the troops of Abercrombie and Geary, numberas if they were linked to each other. The most | ing 7,780 men, twice over, showing the haste and important events may have escaped him alto- carelessness with which the estimate was made, This was in addition to a count of 3,500 men said attention at the outset. Nevertheless, if with to be ready in Pennsylvania, but hardly to be considered when the safety of the National capimarrative of orderly sequence, he is not writing tal was in question. The risk which McClellan These who follow him sometimes proposed to run in descending the Potomac and are amenable to the demand of the mind for apports, in complete uncertainty as to the intentions the possibilities of a second battle between her and the Monitor, is cited to show the "extent to which McClellan was continually influenced by fact known at the time that the Merrimac had emerged from a two-days battle practically unthe facts, which were before mere opaque frag- hurt. On the Confederate side the one brilliant idea of those days was defeated by Jefferson Davis. General Joseph E. Johnston, with the unanimous approval of his corps commanders, proposed to have enough troops brought up from the far South to raise the Army of Virginia to 60,000 men, and with this force to invade the North in the autumn of 1861. In view of the relacited in this volume will have covered the entire tive proficiency of the Northern and Southern soldiers at that time, and the moral effect of the that is, all short of the original records, and some battle of Bull Run, Mr. Ropes pronounces the of these besides. In making up an independent plan a feasible one. Davis decided not to move the troops asked for from the places they were supposed to be defending. His reason was possibly the same that Lincoln gave for transferring work. Sometimes there is a tinge in what Pro- Blenker's division from the Army of the Potomac to Fremont, in West Virginia, where there was no enemy to fight—namely, "pressure."

The severest struggle of the Nation in the near future seems likely to be one with nature herself. indulge sometimes in rude language toward their more favored brethren in the East it should be onsidered that there are causes for this of which they themselves are only partly conscious. Polities turned once on State rights; it may yet turn on water rights. The question of irrigation is one, as Mr. Whitney shows, not merely local to the Great Plains. It affects the problem of immigration, and that is a problem which has attracted wide attention. As population advanced westward it was hampered by two adverse conditions. In the first place the distance from Eastern and European markets lessened the precarious. If the movement of population had seen steady and equal along the whole line from North to South, the difficulty would perhaps have selves transported to a land in which the cona living. The most obvious result has been a in population, and that means pressure upon more in population, thickly settled regions to the easen.

thickly settled regions to the depended upon, natural conditions alone are to be depended upon, Majerti Adriah icial means of relief do not anticipate that the nade to support their full share of population. tain tracts will support considerable population for an indefinite but not endless period by their Whitney maintains against all others that they will remain a sparsely inhabited pastoral region watered from deep wells by steam power and ness for his enterprise. But he could only ac- windmills. He thinks the importance of artesian well is greatly overrated In contrast to A. others he minimizes the possibilities of the storage reservoir system. It has hitherto been applied only in favorable regions, and it has not yet been subjected to the dangers of irregular precipitation and cloudbursts. The question as to what Mr. Whitney exhibits some scepticism toward the theory that the advance of population and the widening of the cultivated area have increased the rainfall. His book is supplemental to an article in the "Encyclopaedia Britannica" which was also published separately. It opens up a field for speculation as to the future of the coun try which is not likely to be exhausted for many years to come. The contest over the silver question is only a premonition of what may happen when Nature and Man really grapple for the possession of what used to be called the Great American Desert.

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REAL ESTATE.

BUSINESS AT THE EXCHANGES. The week opened yesterday at the auction rooms with the sale, under forecloseure proceedings, by William Kennelly, at the Broadway Salesroom, of No. 252 to 256 West Eighty-ninth-st., three three-story brick dwellings, with lots each 29x100.8. The sale was ordered by the Supreme Sourt in the action of Edwin A. Cruikshank against William A. Wells

and John Coar, defendants. There was due on prior mortgages \$48,000, and on judgments \$12,218. They were sold to Horatio A. Henriques, who is supposed to represent the plaintiff in the action, for \$2,600.

J. O. Meyer, of Buffalo, who purchased the estate of Robert B. Minturn, at Dobbs Ferry and Hast-ings-on-the-Hudson, in a soit in partition at White Plains, in August, 1894, has resold a portion of it, through William H. Hoyt & Co. William F. Foster, glove manufacturer, purchased last October the estate of Mrs. Dudley Field, jr., which adjoins the Minturn estate. Mr. Forter purchased from Mr. Meyer twelve acres of the waterfront for \$40,000. The improvements which he will make will amount to about \$1000. Another introduct of six acres of the about \$250,000. Another parcel of six acres of the nturn estate was purch/sed from Mr. Meyer for Minturn estate was purch sed from Mr. Meyer for \$2000, by W. Ward Tompkins.
Dr. Thomas E. Satterthwaite, of No. 531 Fifthave, writes to The Tribune saying that he ras hot purchased a lot of the St. Luke's 'Jospital property, as had been announced. He says the negotiations fell through before an agreement was reached.

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Stift-st, n s, 160 ft w of Ist-ave, 20x102; Cecilia Keppler to Louisa Pischer.

Creston-ave, w s, 760.9 ft n of Wellesley-st, 25x100.3; Mary Daly to John E Teenan.

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Toth-st, No 335 West; Hergan & Statiery to Cor-nelia L Phillips.

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Stone to Alessandro Bolognesi and another.

Same property; Abraham Frank and wife to Edward S Stone. Dickinson

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- Watren Greene, referee, to Robert H Isbell.

- Watren Greene, referee, to Robert H Isbell.

- St. st, s s, 154 ft e of Mallson-ave, 21x102.2;

- Jamuel R Haines to Mary R Haines and another st, n. s. 475 ft e of Bottlevard, 25x100.11; sta Michols to the Teachers College, t. n. s. 199 ft e of 10th-ave, 25x100.5; then V R Cooper and wife to Kittle F Mar-ti, by part st, s. 125 ft e of 7th-ave, 50x100.11, and daing property, Jacob Bookman and wife to ave, w s, 75 ft s of 155th st. 25285 Tx28 Sx Delano C Calvin, referre, to the John Kress Brewing Co. ... Elkau and wife to Henry ront-at, No 36, Herman Elkau and wife to Henry protectly Breing Fish, executor of Dean (deceased), to same, is part, protectly, Madelline Pierce to Hannah F Annie Fish No 144, David Jacobs to Henry M orner lith-ave, 160x91.11; Caroline to larges R Flood SS, Margaretha llinder to Conrad s s 139.7 ft e of 24 ave, 21x8x.9; Moritz and wife to Michael Rellity and wife, n s, 250 ft w of 1st-ave, 25x9x.9; Katte it to Charles Kamfest 350 2 ft. e of 8th-ave 17 lxts 9, Kathe. rison to Rachel McAuley days, in a corner 79th-st, 162 2x125; M Hoffman and wife to Harrie A 175 ft w of tith-ave, 25x100.5; John Maggie Bing dd. 100 ft e of West End-ave, 25x100.5; a 100 ft e of West End-ave, 20x100.5; O Carolina Hell.
Park West, a w corner 70th st. 100.5x haries F Hoffman and wife to trustees of narcegation Sherith Israel.
a s 68 ft e of West End-ave, 10.3x71.2; E West to Amarintan Merritt.
No 118 West, Elizabeth G Buck to Sol-No 345 East, Delano C Calvin, referee, to S21-st, No 245 East, Delano C Caivin, referee, to Catharine W Cameron Massism-ave, No 1.149; Robert Seaman to Charles & House Madison-ave. No 1.149; Robert Seaman to Chaires S. House S. Property and Strinet. n. s. 224 ft w of Lexinston-ave. 16 lox 100.3. Mary H Taylor to John F Becker Sixhest is 175 ft s of Meyer 275 100.5. Charles W West referee. to Glideon Fountain.
124-bet in s. 130 ft w of 24 are. 54x160.1. Robert Berlinger and wife to Julius A Sachs et Berlinger and wife to Julius A Sachs w S. 26.6 ft in of 56th st. 25x160. John Miller to Anna C Starner
1276-set in s. 115 ft w of Lexinston-ave. 31x160.11; William Rodelell to Louisa P Riedeil
123d-st, a. 130 ft end Sthoure 25x160.11; Louis Stern and wifes to Isane and Julius Meyer. 2,500 122,500 st No 156 West, Mary H Winans to Will-

# RECORDED MORTGAGES.

Johnson Kingserties to West Farms Road, n corner Hoff-man st. 55 dx122x30x127. John S. O'Meana to Ellen M. O'Meana, & part.

Atlen, Hannah J, to the New-York Savinus flank, w.s. Park ave. 22.2 ft s. of 86th-st, 5 years... Abrahams, Lents, and wife to Edward Hendricks, No. 22 Catharine et, 5 years Demham, Afra H, to George Levinson, all right, title, etc. to land under will of George G. Shikles, I year. etc. 16 inn; utaer in, 17 ligen, n s ext. 17 etc. 18 wolf in Catharia. Catharia. William P ligen, n s ext. 115 ft w of Ameteriam ave. 5 seats. Mark, to Theodore Nelson, n s 63d st. 15d of 1st ave. and other property demand to Theodore Nelson, n s 76th st, 195 ft experience. Start and other property demand, hider Francis, to Issae Waldren, n w corner Nicholay are and Hithest I year, etc. Rachel L. to the Ladies' First and Aid boty, c a llowery, 1987 ft s of Dayardest, am, to Mary H Winans, No 156 West old.

John, and we're to Jacob Stern, n = 147th, 17 w of Honeword, 3 years, 2 mortanges, Leulan, to Cecilia Keppler, n = 84th, st. w of 18th ave 1 Year with the William Lond, executor, et al., No 144 Rivington-st. ind 3 years ide, Abranam, and wife to Irving Savings stitution, n s 130th st. 281.3 ft w of 7th ave. Gaines, Furman V. to the Bradies & Chirrie Calimited, w as St Nicholassave, 50.2 ft in of 110ch. st. demand.
Grates, Stephen A. to Emma Brown, plot, 24th Ward, 104.9 it w of Bathgate-ave x210.5 ft in of 170th-st. gore lots, 2 years.
Hillebert, Jornes E, to Edward B Follows, a s. Jerome-ave, 229.2 ft in of 177th-st. 3 years.
Hausman, Whilam, to Joseph Gunder and another, No. 55. Lewisst, demand.
Hausman, Whilam, and wife to Charlotta Hustoff, No. 95. Lewisst, instalments.
Haines, Napoleon J. to Thomas F Jones, it we order Alexander-ave and 132b-st, and other property demand.
House, Charles S, to James G Gowdy, w s Madissin-ave, 100 ft in of Sith-st. 1 your.
Same to the Farmers Loan and Trust Co., a we carrier Stoan and Trust Co., a we carried the stoan and Trust Co., and another to Clara A Howron, we a Opdyke-ave, 700 ft e of Katonah-ave, 3 years Johnson, August F to John De Hart, we Fox-St. Go. 3 ft n of Homesst, 1 year.
Kanfell, John N, and another to Teachers. Co-operative Building and Loan Association, 2 e stacton-ave, 400.6 ft n e of Feod-st. Instalments. dustrial Savinas
33-ave, 1 year
McComb June p to John Tiername, w s 3dave, 100 ft s of 1753-st, 5 years
McAuley, Rachel, to Isabella Lyall, s s 30ch-st,
380,2 ft of Sh-ave, 3 years
McLaughtin, James, and wife to William Hall's
Som, s s 101st-st, 100 ft c of Amsterdam-ave. Sons, s. s. 101st-st, 100 ft e. of Amsterdam-ave, 1 year.

1 year.

Newcombe, Mary H. and another to William Shiffaber, n. w. corner Central Park West and Stiffab. 1 year.

Owens, James, to Margaret C. Swanton, No. 410 Cherry-st, 1 year.

Pierce, Madeline, to Title Guarantee and Trust.

Co. No. 153 Maiden Lane, 3 years.

Pieper, Mary, to Frederick Dillemuth and wife, s. s. 15th-st, 200 ft. e. of Contlandicave. 3 years.

Quackenbush, Harrie A. to Eusene A. Hoffman, n. e. corner West End-ave and 70th-st. 2 years.

Beilly, Michael, and wife to Moritz Koppe, s. s. 20th-st. 139.7 ft. e. of 2d-ave, 5 years.

Berliy, Michael, and wife to A Hupfel's Sons, w. s. Bristow-st, 272.6 ft. n. of Jennings-st, and other property, 1 year.

Sproessig, Christiana A, and another to Harlem Savings Bank, w. s. Bristow-st, 272.6 ft. n. Jennings-st, 2 mortgages, 1 year.

Tuomey, Thomas J. et al. to Jacob Brookman, s. s. 120th-st, 125 ft. e. of 7th-ave, and other property, 2 mortgages, 1 year.

Talbot, Elisha H. and wife to J. J. Little & Co. mortgages, I year, bot, Elisha H, and wife to J J Little & Co.

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of valuable improved real estate in New-York City. NOS. 1926, 1928, 1930, 1932, 1934, & 1936 THIRD-AVE., 5-story brownstone stores and apart-

NOS. 1693, 1695, 1697, 1699, 1701, & 1702 LEXINGTON-AVE., 4-story brownstone apartments, NOS. 153, 155, 157, 159, 161, 163, 165, 167, & 1 169 EAST 106TH-ST., 4-story brownstone apa

107TH-ST., 4-story brownstone apartments.
The above 27 parcels will be sold separately under the direction of Edmond Kelly, Esq., Referee. Geo. F. Demarest, Plaintiffs' Att'y, 32 Nassau-st., N. Y. City.

on 8th-ave., and 100 ft. on 43d-st., with brick and frame NOS. 511, 513, 515, & 517 EAST 115TH-ST.

Charles E. Lydecker, Esq., Referee. Davies, Stone & Auerbach, Plaintiffs' Att'ys, 32 Nassau-st., N. Y. City.
NO. 10 WEST 135TH-ST., 4 story brownstone apart-

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On grounds of Country Club Asso., to let for season of ear, large attractive house with all improvements. Also

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POR SALE.—THE BEVERWYCK ESTATE, about 600 acres of land, on east shore of Hudson River, with about two miles of river front from Bath copposite Albany) nearly to Troy. Manor House, etc., bulk by he van Rensselaers: suitable for a magnificent private residence or for a syndicate to use or sub-divide for speculation. For plans, views, and other particulars apply to E. DE L. PALMER, 55 State St., Albany, N. Y.

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& NO. 514 EAST 116TH-ST., 150 ft. front on 115th-st. and 6.6 ft. on 116th-st., with several frame tenements and

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